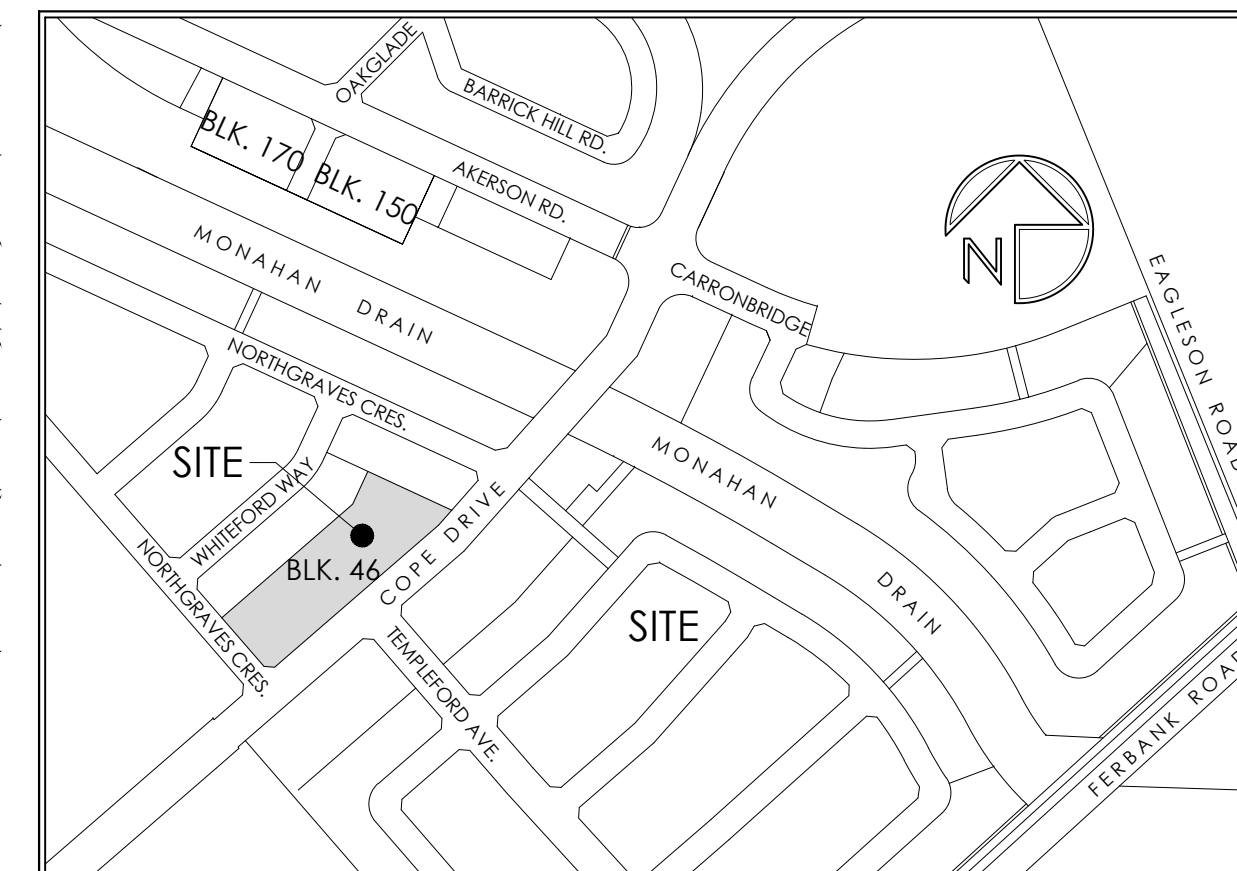
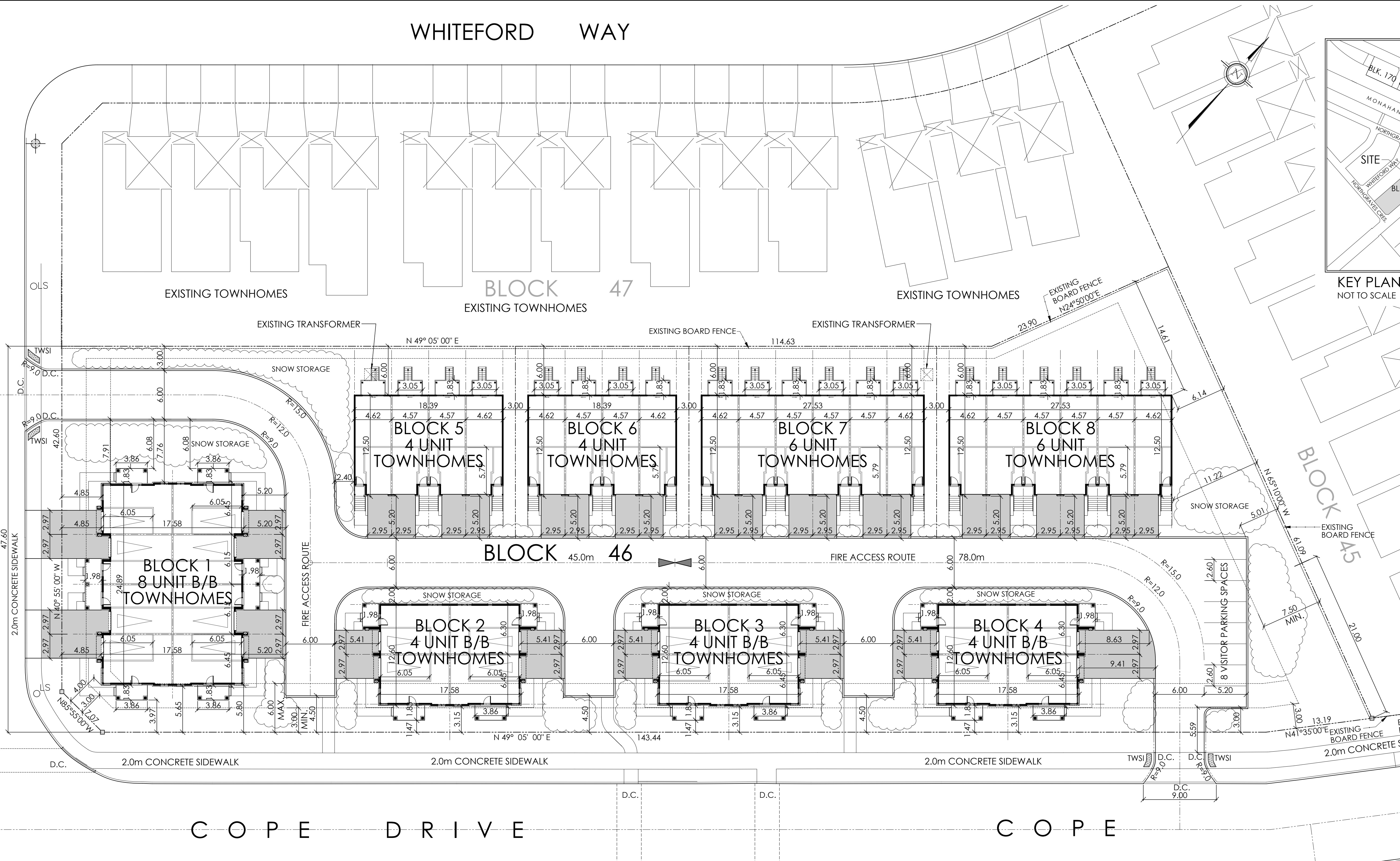


WHITEFORD WAY



KEY PLAN  
NOT TO SCALE

NORTHGRAVES CRES.  
47.60



**SITE INFORMATION - 151 COPE DRIVE - BLOCK 46:**

ZONING: GM (2353) H (14) - PERMITTED USES: PLANNED UNIT DEVELOPMENT

SITE AREA: 7,319.22 m<sup>2</sup>  
 TOTAL BUILDING AREA: 2,213.1 m<sup>2</sup>  
 TOTAL FINISHED FLOOR AREA: 6,882.0 m<sup>2</sup>  
 FSI - (MAX. 2): 0.94

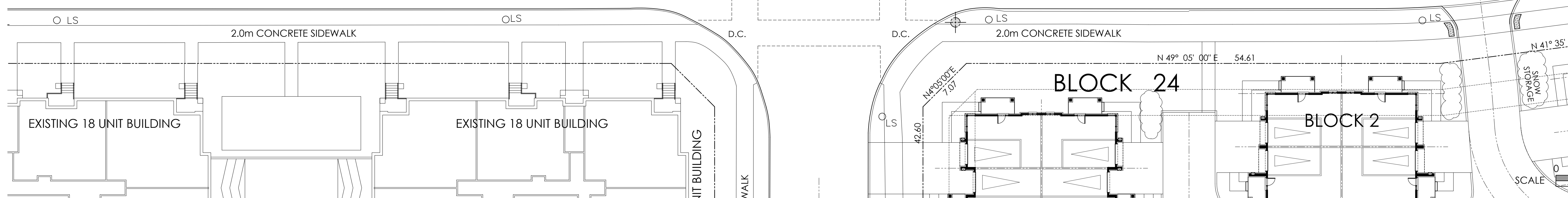
ZONING:	GM(2353)H(14)	PROVIDED:
LOT AREA (MIN.):	600.0 m <sup>2</sup>	7,319.22 m <sup>2</sup>
LOT FRONTAGE:	20.0 m (2353)	47.60 m
FRONT YARD (MIN.) - (MAX.):	3.0 m - 6.0 m (2353)	4.85 m
CORNER SIDE YARD (MIN.) - (MAX.):	3.0 m - 6.0 m (2353)	3.15 m
INTERIOR SIDE YARD (MIN.):	1.5 m (2353)	6.00 m
REAR YARD (MIN.):	7.5 m	6.14 m
BUILDING HEIGHT (MAX.):	14.0 m	10.6 m
WIDTH OF LANDSCAPED AREA (MIN.):	NO MIN.	3.18 m
ABUTTING A STREET:	NO MIN.	N/A
OTHER CASES:	NO MIN.	N/A
NOTES (EXCEPTION 2353):	If a building or land that is developed in compliance with this by-law is severed or divided into separate ownerships, all zone requirements must be maintained on the basis of the whole of the original lot with the exception that each parcel of land created must have a min. lot frontage of 5m or a width of 5m along a driveway that acts as a street.	

PARKING SPACES: 1 Spaces / UNIT  
 VISITOR PARKING SPACES: 2.60m-3.1m x 5.20m  
 PERMITTED PROJECTIONS (SECTION 45) [BALCONY / PORCH]: 2.0 m  
 PRIVATE DRIVEWAY WIDTH (MIN.): 2.6 m  
 PRIVATE DRIVEWAY LENGTH (MIN.): 5.5 m  
 WALL TO PRIVATE DRIVE: 1.8 m

BACK TO BACK TOWNHOMES & TOWNHOMES:	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	429.1 m <sup>2</sup>	1,152.0 m <sup>2</sup>	8 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	222.2 m <sup>2</sup>	576.0 m <sup>2</sup>	4 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	222.2 m <sup>2</sup>	576.0 m <sup>2</sup>	4 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	222.2 m <sup>2</sup>	576.0 m <sup>2</sup>	4 UNITS
BLOCK 5 = 3 STOREY TOWNHOMES	223.7 m <sup>2</sup>	1,008.0 m <sup>2</sup>	4 UNITS
BLOCK 6 = 3 STOREY TOWNHOMES	223.7 m <sup>2</sup>	1,008.0 m <sup>2</sup>	4 UNITS
BLOCK 7 = 3 STOREY TOWNHOMES	335.0 m <sup>2</sup>	1,512.0 m <sup>2</sup>	6 UNITS
BLOCK 8 = 3 STOREY TOWNHOMES	335.0 m <sup>2</sup>	1,512.0 m <sup>2</sup>	6 UNITS
TOTAL =	2,213.1 m <sup>2</sup>	6,882.0 m <sup>2</sup>	40 UNITS

NOTE:  
 - SITE PLAN TO BE READ IN CONJUNCTION WITH:  
 - SITE SERVING PLAN PREPARED BY STANTEC;  
 - LANDSCAPING PLAN PREPARED BY LEVSTEX CONSULTANTS.  
 - BOUNDARIES DERIVED FROM - PLAN OF SURVEY OF PART OF 4M1383, DATED APRIL 27, 2009.  
 PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD.

COPE DRIVE



**GENERAL NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
- THIS REPRODUCTION SHALL NOT BE ALTERED.

**M. David Blakely Architect Inc.**  
 2200 Prince of Wales Dr., Suite 101  
 Ottawa, Ontario K2E 6Z9  
 Phone (613) 226-8811 Fax (613) 226-7942



No.	DATE	DESCRIPTION	INIT.
1.	06/05/21	FOR REVIEW	SM
2.	15/06/21	FOR REVIEW	SM
3.	29/07/21	FOR REVIEW	SM
4.	28/09/21	ZONING INFO ADDED	SM
5.	30/03/22	COMBINING COPE SITE PLANS	SM
6.	16/06/22	REV. BLK. 46 - BLOCK 1 TO 8 UNITS	SM
7.	31/08/22	FOR INDIVIDUAL COPE SITE PLANS	SM
8.	07/10/22	REVISED ENTRANCE CURVES	SM
9.	17/11/22	REVISION TO AN APPROVED SITE PLAN	SM
10.	11/01/23	SNOW STORAGE ADDED TO PLAN	SM
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			

PROJECT: 151 COPE DRIVE, BLOCK 46  
 40 UNIT - TOWNHOMES & BACK TO BACK TOWNHOMES  
 OTTAWA, ONT.

CLIENT: **PATTEN HOMES 2000**

DRAWING TITLE: **SITE PLAN**

DATE: MAY, 2021. SCALE: 1:250. SHEET No. **SP-1**

DRAWN BY: SBM. CHECKED: MDB.